

Potters Lane, Ely, Cambridgeshire CB7 4BX

Pocock + Shaw

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Established semi-detached bungalow, in need of modernisation, with the advantage of no onward chain and situated in a central City location within walking distance of the main Trainline and City amenities.

- Semi-Detached Bungalow
- Central Location
- Kitchen
- Utility Room
- Two Bedrooms
- Bathroom
- Off-Road Parking & Garage
- Garden
- No Onward Chain

Guide Price: £250,000









ELY Home to a world famous 900 year old Cathedral, the historic city of Ely lies on the River Great Ouse probably no more than 15 miles from the City of Cambridge. There is a very good range of shopping facilities within the centre itself including a market which takes place on both Thursdays and Saturdays. A comprehensive range of local schooling is available. The area boasts a number of sporting facilities including an 18 hole golf course, indoor swimming pool, gymnasium and squash club whilst socially there is an excellent variety of pubs and restaurants, including the new Ely Leisure Village featuring a six screen cinema, along with family restaurants and takeaways. The A10 connects Ely to Cambridge, where the A14 and M11 provide routes to London (70 miles) and the rest of the country. From Ely's mainline rail station Cambridge can be reached in approximately 17 minutes while London's Kings Cross and Liverpool Street stations are approximately one hour 15 minutes to the south.

LOUNGE 14'11" x 14' (4.56m x 4.27m) With window to front aspect.

BEDROOM TWO 12' x 10'1" (3.65m x 3.07m) With window to rear aspect.

BATHROOM Fitted with a three piece suite comprising bath with shower above, low level WC and pedestal wash hand basin. Window to side aspect.

KITCHEN 8'9" x 6'9" (2.68m x 2.05m) Fitted with a range of base and wall mounted units, single sink and space for freestanding cooker.

UTILITY ROOM With wall mounted gas fire boiler.

LEAN-TO With door to garden.

FIRST FLOOR LANDING

BEDROOM ONE 13'11" x 11'10" (4.25m x 3.62m) With window to front aspect.

OUTSIDE The property benefits from a driveway and garage providing off-road vehicle parking and to the rear of the property there is a garden.

Tenure The property is Freehold

Council Tax Band C

EPC D (58/69)

Viewing By Arrangement with Pocock & Shaw
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Ref CWH-7572



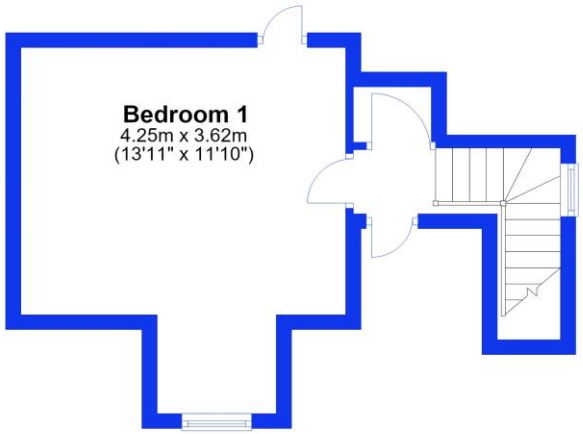




Ground Floor
Approx. 58.6 sq. metres (631.1 sq. feet)



First Floor
Approx. 22.2 sq. metres (239.2 sq. feet)



Total area: approx. 80.9 sq. metres (870.4 sq. feet)

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.

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